

**35 McKinley Avenue, Malvern, Vic 3144**

 Real Estate

**House For Sale**

Thursday, 1 February 2024

35 McKinley Avenue, Malvern, Vic 3144

**Bedrooms: 4**

**Bathrooms: 2**

**Parkings: 2**

**Type: House**



John Manton  
0411444930



Fiona Ansell Jones  
0410325240

## Contact Agent

Beautifully framed by utterly captivating garden surrounds, this illustrious c1894 solid brick double fronted Victorian residence blends all the elegance and grandeur of the era with stunning contemporary style in an enviable single level context. Behind a high hedged garden and tessellated verandah, the wide arched central hall highlighted by Baltic pine floors, leadlight windows and high ceilings flows through to an elegant sitting room with open fire, three king-sized bedrooms with fireplaces and built in robes and two stylish bathrooms. Spotted Gum boards are underfoot through the gourmet kitchen appointed with stone benches and European appliances and the expansive open plan living and dining areas overlooking the picturesque entirely private west-facing garden. Two sets of French doors extend the living and entertaining options out to a large undercover deck fully enclosed by pull down café screens to create a wonderful all weather al fresco area complete with heaters and fan. Secure off-street parking is accessed via the rear lane while a crossover offers potential for front off street parking. In a highly coveted location close to Malvern station, Malvern Central, Glenferrie Rd shops and cafes, great schools and trams, it includes video intercom, ducted heating, RC/air-conditioner, ceiling fans, laundry, irrigation and storeroom. Land size: 558sqm approx.